

January 24, 2001

TO: Mayor and City Council

FROM: Doug Mousel, Senior Planner

SUBJECT: Results of the Planning & Zoning Commission meeting January 23, 2001

The following item is scheduled for the February 6, 2001 City Council meeting

Final Plat: Eldorado Fairways at the Trails, Phase B
Applicant(s): Fairway/2000, Ltd. and Tipton Engineering, Inc.

DESCRIPTION:

57 Single Family-5 lots, 130 Single Family-4 lots, and one potential park site lot on 62.9± acres 1010± feet south of Eldorado Parkway, 1500± feet east of FM 423. Zoned Single Family-4 and Single Family-5. Neighborhood #44.

APPROVED: 4-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Final acceptance of Eldorado Fairways at the Trails, Phase A.
3. Staff approval of the landscape plans and Detailed Tree Survey.
4. City Engineer's approval of a waiver to the requirement for alleys.
5. Filing of off-site easements prior to a city release for construction.

MH/sg

cc: Tim Spairs 972-226-1946
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3B

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Applicant(s): Fairway/2000, Ltd. and Tipton Engineering, Inc.

Description:

57 Single Family-5 lots, 130 Single Family-4 lots, and one potential park site lot on 62.9± acres 1010± feet south of Eldorado Parkway, 1500± feet east of FM 423. Zoned Single Family-4 and Single Family-5. Neighborhood #44.

Remarks:

The final plat shows 130 Single Family-4 lots, 57 Single Family-5 lots, and one lot for a City park. The developer has committed to sell a park site to the City. Negotiations are under way to establish the price. An alternative lot design has been provided in the event that the City does not acquire the property. Off-site utility, street, drainage, and sanitary sewer easements are necessary for the development of this subdivision. All off-site easements must be obtained and filed prior to a city release for construction.

Access

Two points of access are provided to this subdivision through Eldorado Fairways at the Trails, Phase A. Access to this subdivision is contingent upon final acceptance of Phase A.

Tree Mitigation

A detailed tree survey has to be submitted and approved by Staff. Approval of the subdivision is contingent on approval of the detailed tree survey.

Alley Waiver

Alleys are not provided to serve all of the lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots, unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. With the approval of the preliminary plat for Eldorado Fairways at the Trails, the City Council waived the requirement for alleys subject to the City Engineer determining that adequate area is dedicated for utilities and that the lots are designed without lot-to-lot drainage. The City Engineer will waive the requirement for alleys should the Engineering Department determine that these conditions are present through their review of the engineering plans.

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Final acceptance of Eldorado Fairways at the Trails, Phase A.
3. Staff approval of the landscape plans and Detailed Tree Survey.

4. City Engineer's approval of a waiver to the requirement for alleys.
5. Filing of off-site easements prior to a city release for construction.